

INVEST SOUTH/WEST RFP OVERVIEW OGDEN AVENUE

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

January 20, 2021



Today's agenda

Topic	Presenter	Time
Welcome	Gerardo Garcia	5 minutes
Presentation of upcoming RFPs	Brian Hacker	10 minutes
Q&A	All	60 minutes
Conclusion & Next Steps	Chris Jang	5 minutes

What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) **solicit development proposals** for City-owned land

Traditionally, RFPs simply provide details regarding the subject property (e.g., **size, zoning, appraised value**) and a brief indication of the preferred use (e.g., residential development)

The INVEST South/West RFPs go one step further and illustrate the **desired urbanism** of the site as well as a **more robust description of uses** desired by the community

The ISW RFPs are also built on an **understanding of available incentives** and partner those incentives with the proposed development to ensure **high-level financial feasibility**

INVEST South/West RFPs Overview

Informational Presentation



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals

3400–18 W. Ogden Ave.



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

November 30, 2020

Implementing INVEST South/West

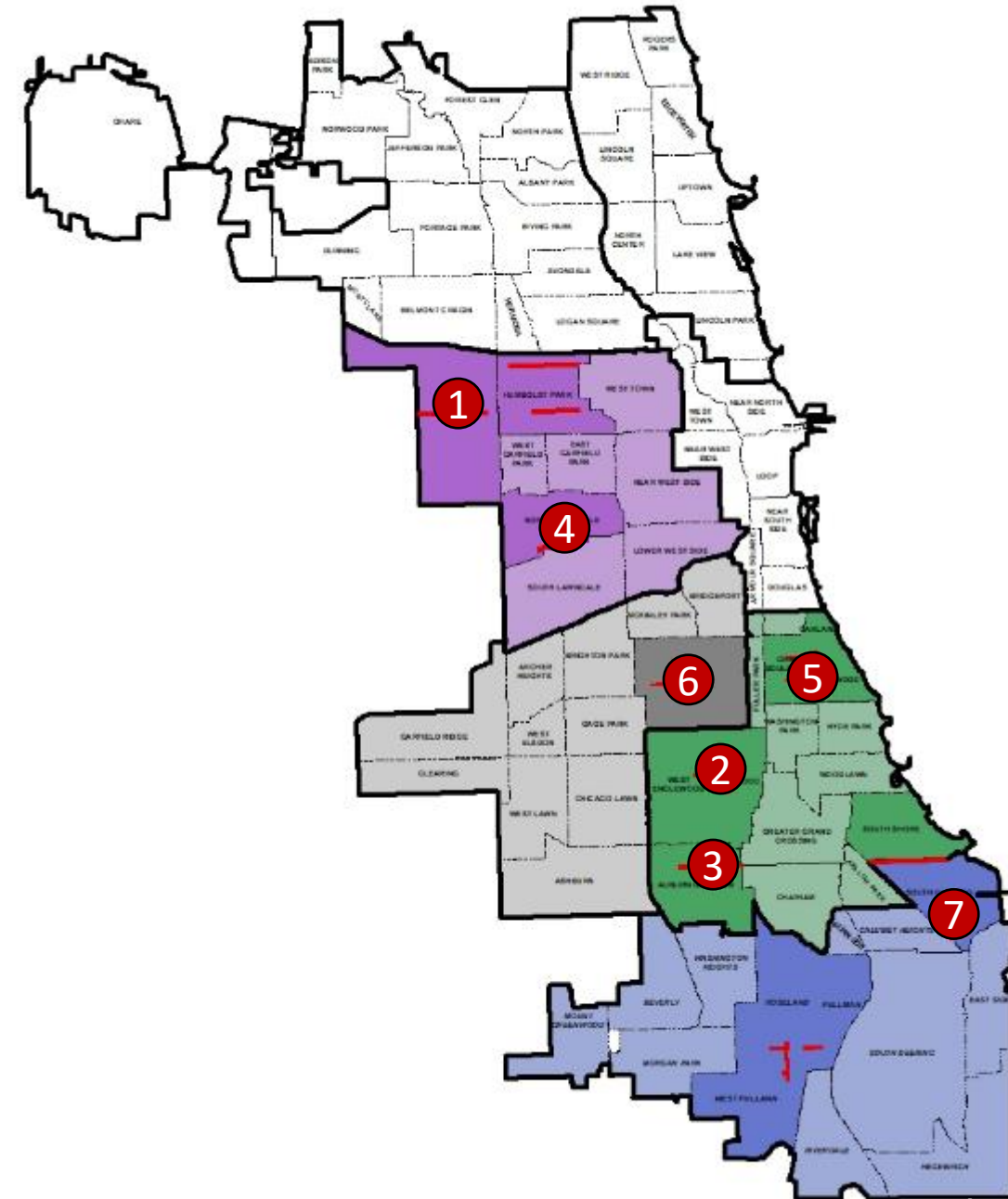
Seven ISW RFPs have been released to date:

August 2020

- | | |
|-------------------|----------------------------|
| 1. Austin | Chicago Ave & Laramie Ave |
| 2. Englewood | 63 rd & Halsted |
| 3. Auburn Gresham | 79 th & Halsted |

November 2020

- | | |
|-------------------------------|-------------------------------|
| 4. North Lawndale | Ogden & Homan |
| 5. Bronzeville | 47 th & Vincennes |
| 6. New City/Back of The Yards | 47 th & Justine |
| 7. South Chicago | Commercial & 89 th |



INVEST South/West RFPs Overview

Informational Presentation

November 2020 RFP Releases



South Chicago

89th and Commercial
25,020 sq. ft



New City

47th and Justine
14,782 sq. ft



Bronzeville

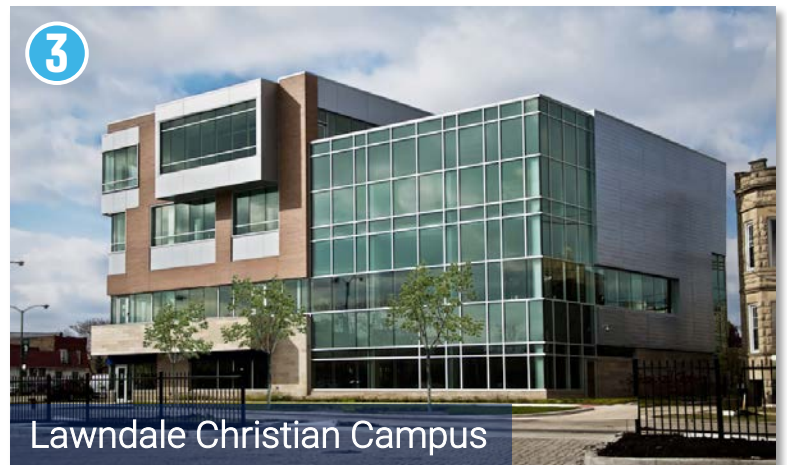
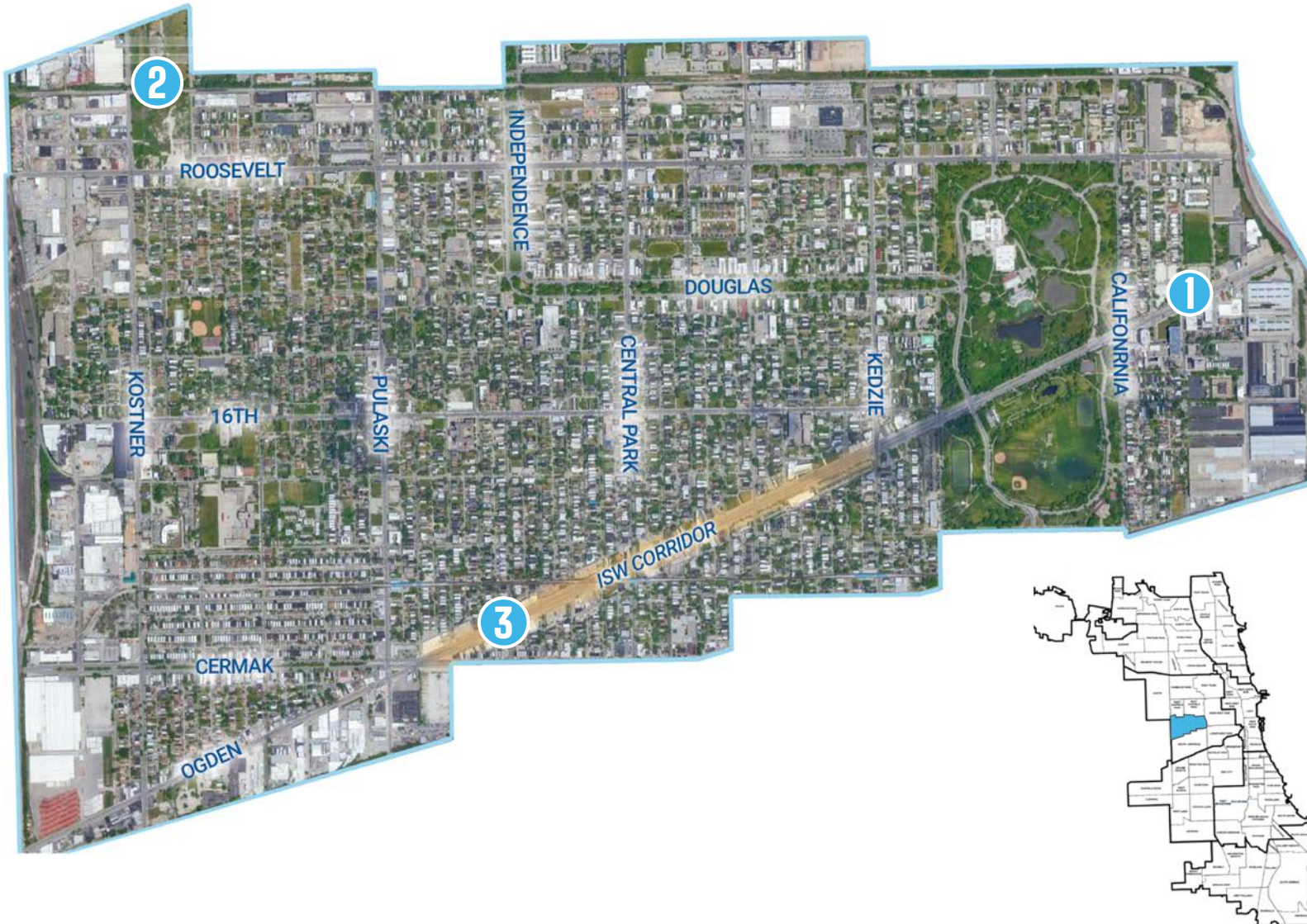
47th and Vincennes
26,330 sq. ft



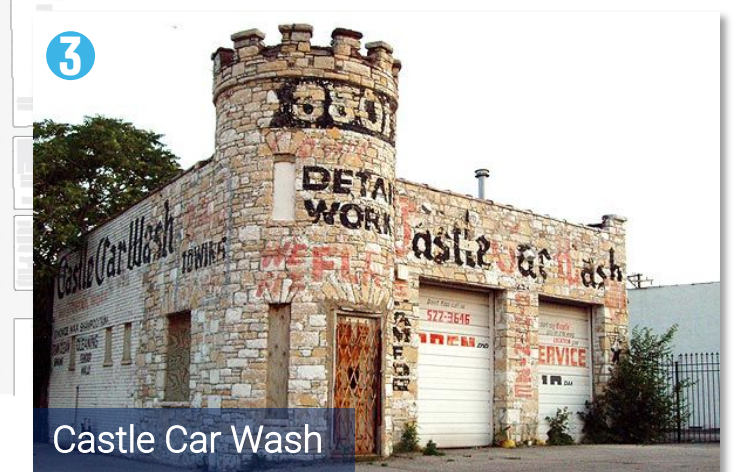
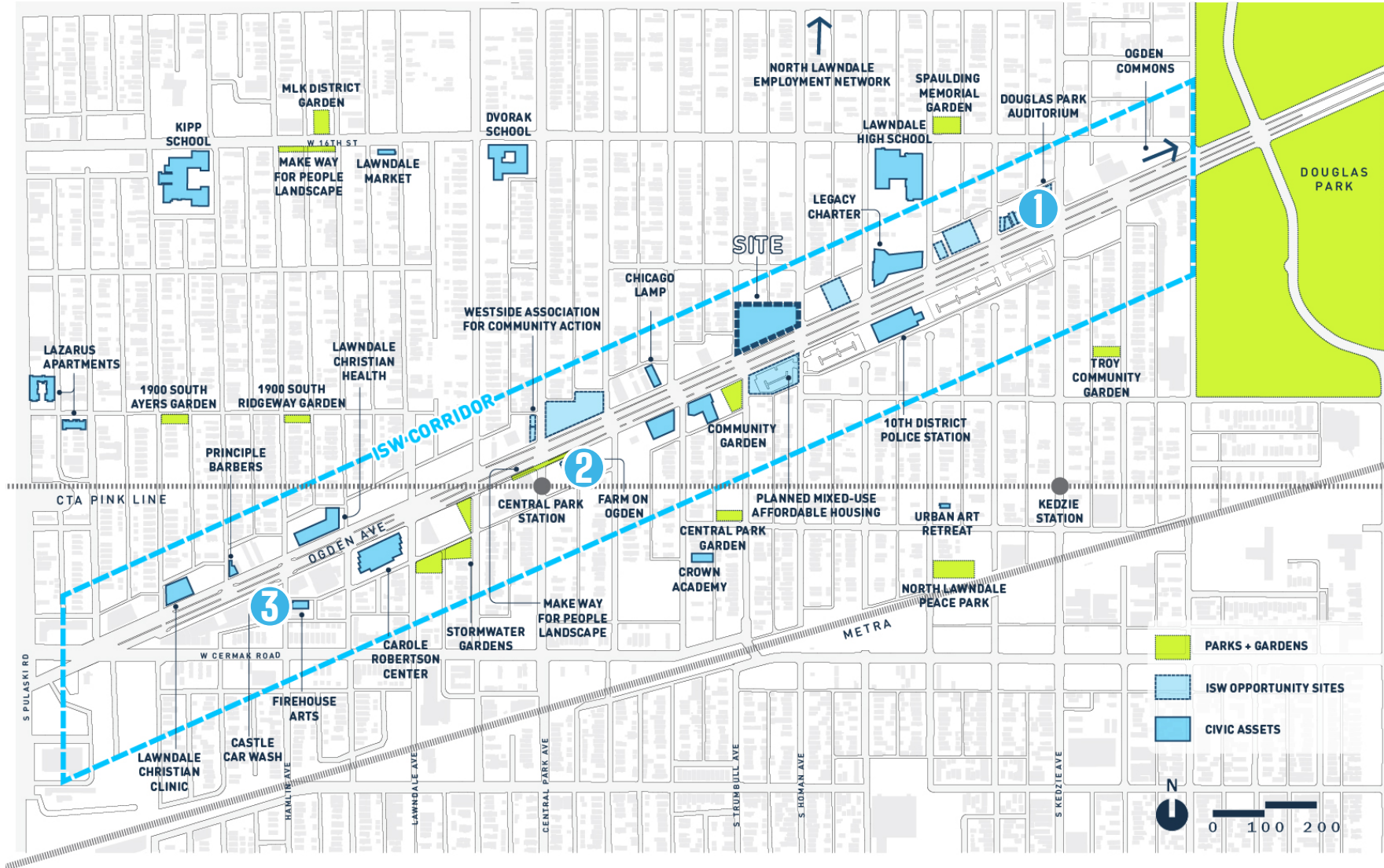
North Lawndale

Ogden and Homan
42,300 sq. ft

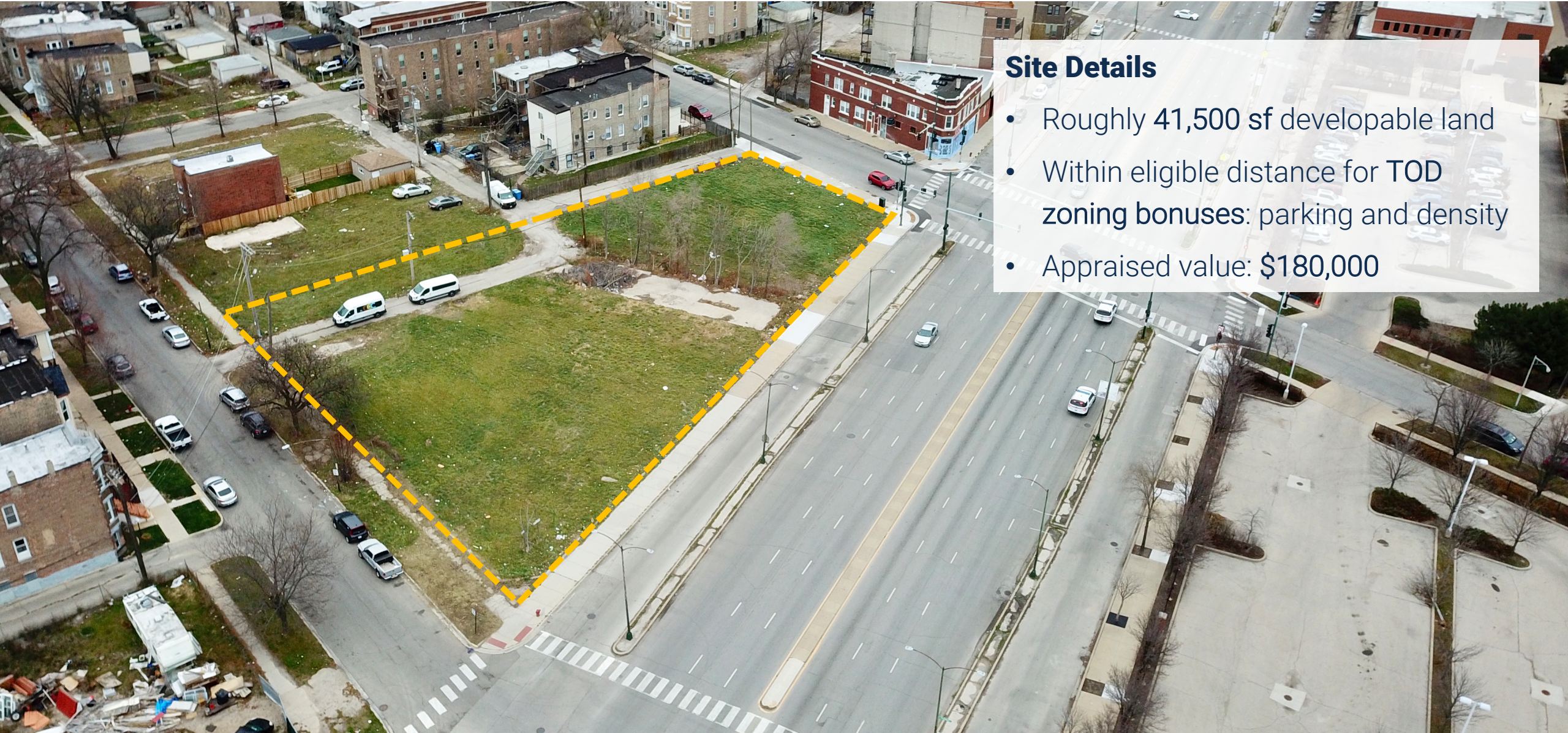
North Lawndale Community Context



Ogden Avenue ISW Corridor



RFP Opportunity Site



Site Details

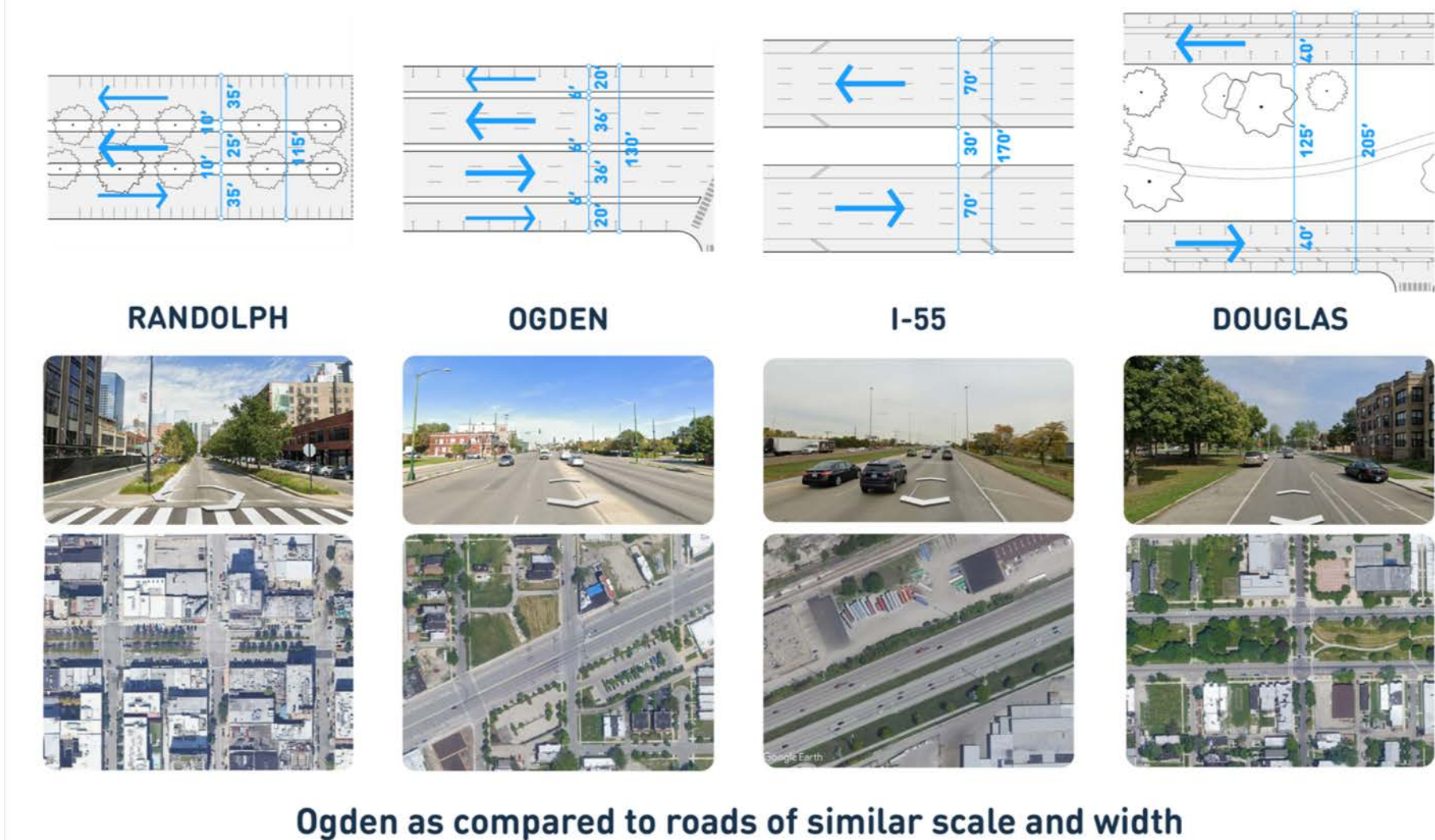
- Roughly 41,500 sf developable land
- Within eligible distance for TOD zoning bonuses: parking and density
- Appraised value: \$180,000

Zoning and Land Ownership

PIN	16-23-410-014 16-23-410-013	16-23-410-012	16-23-410-011 16-23-410-010 16-23-410-009	16-23-410-002
Address	3400-3408 W. Ogden Avenue	3410 W. Ogden Avenue	3412-18 W. Ogden Avenue	1819 S. Trumbull Avenue
Size (acres)	0.321	0.057	0.407	0.144
Shape	Irregular	Irregular	Irregular	Irregular
Location	Corner	Interior	Corner	Interior
Frontage	S. Homan Ave.: 96' W. Ogden Ave.: 76'	S. Homan Ave.: 25'	S. Trumbull Ave.: 164' W. Ogden Ave.: 167'	S. Trumbull Ave.: 51'
Condition	Vacant	Vacant	Vacant	Vacant
Ownership	City of Chicago	Private	City of Chicago	City of Chicago
Zoning	C1-2	C1-2	C1-2	RT-4

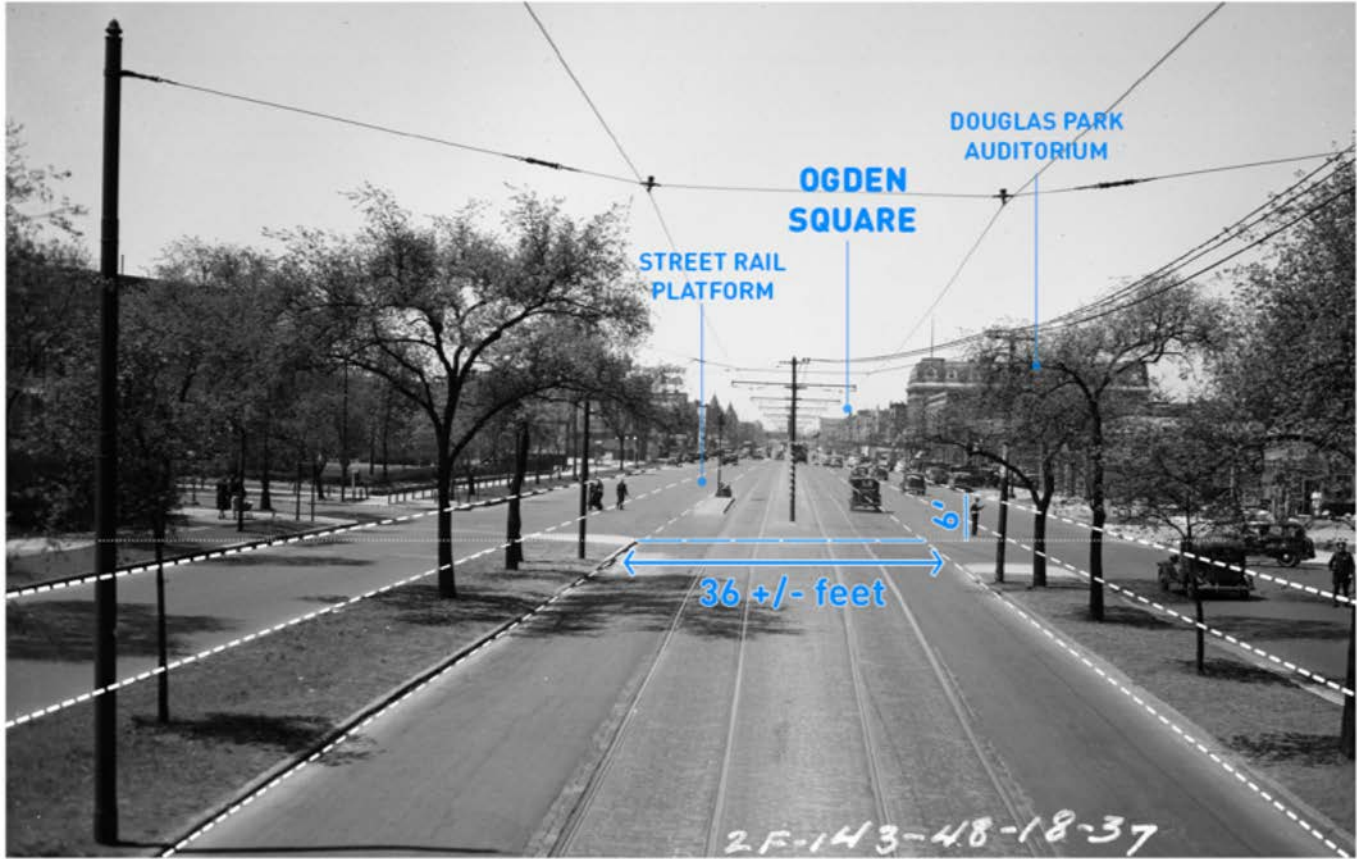


Ogden Avenue ROW



Ogden as compared to roads of similar scale and width

Historic Development Patterns



Looking west at the intersection of Ogden Avenue and Albany Avenue, IDOT Chicago Traffic Photographs. UIC University Library Special Collections Department May 17th, 1937.



1938 USDA Site Aerial Photograph

Community Visioning

RFP Vision and Development Principles informed by:

- Previous planning studies
- Invest South/West outreach and monthly roundtables
- Stakeholder interviews
- Visioning workshop held on 10/19/20



Development Concept

North Lawndale – Opportunity Site
Studio Gang

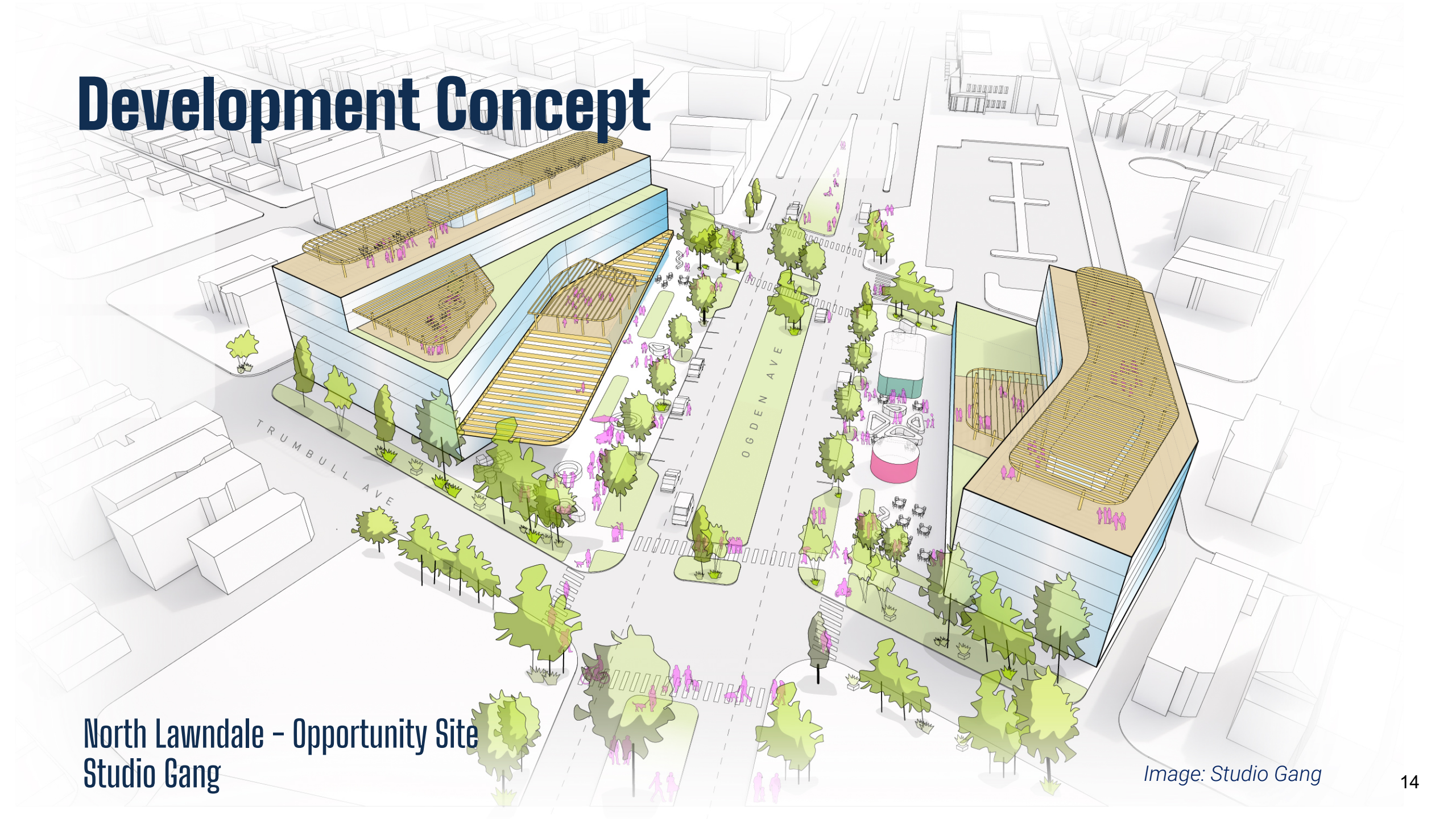
Image: Studio Gang



Development Concept

North Lawndale – Opportunity Site
Studio Gang

Image: Studio Gang



Financial Incentives Overview

Incentive	Type	Description
Neighborhood Opportunity Fund (NOF)	City	Grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets in many of Chicago's South and West side neighborhoods
Tax Increment Financing (TIF)	City	TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training
Property Tax Incentive Classifications <i>Class 7a, 7b, 7c, and L</i>	County	7a/b/c: Encourage the full utilization and new construction of commercial buildings in areas in need of commercial development L: Encourage the preservation and rehabilitation of historically and architecturally significant buildings
New Market Tax Credits (NMTC)	Federal	Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity; the investment can consist of a loan or equity participation.

Full details in RFP package

Evaluation Criteria and Partnerships

Overview of evaluation criteria

- **Promotion of short- and long-term community wealth building**
 - Bidding teams formed through creative/innovative partnership model(s) that showcase **equitable control, ownership, and/or decision-making authority** of Black and/or Latinx partners
 - Track record of working and making investments in South and West Side communities
 - Collaboration with and support from community-based organizations, community residents, and key stakeholders
- **Professional and technical competence**
 - Professional qualifications and specialized experience of development team
 - Adherence to the recently released **Neighborhood Design Guidelines** and **Design Excellence Principles**
- **Economic feasibility**
 - Purchase price, financial qualifications, total project cost

Partnership model explanation

- The City of Chicago and DPD are committed to **inclusive economic development** that increases the capacity of and participation from **racial and ethnic minorities, and residents who are members of other historically disadvantaged groups**.
- As part of INVEST South/West, this RFP has dual goals:
 - 1) To **build development sites** in an identified community area
 - 2) To **maximize the participation and ownership of local Black and Latinx residents in all phases of a project** – including, but not limited to, design, development, construction, financing, and operations. **The expectation is that bidding teams/partnerships reflect the demographics of the community area where the development will take place**

Full details in RFP package

Achieve Design Excellence

Mayor Lori E. Lightfoot launched INVEST South/West as a **transformative** approach to **reinvesting equitably** in the fabric of Chicago's South and West Side neighborhoods. This list will do a great deal to **promote** the qualifications of **established and emerging firms that reflect the diversity of the city of Chicago**—firms uniquely positioned to play an important role in this work

INVEST SOUTH/WEST PRE-QUALIFIED LIST OF DESIGN SERVICES FIRMS

CHICAGO
ARCHITECTURE
CENTER



AIA
Chicago

Image: Aerial view of Chicago South Side, Bronzeville, by Kadir Ahmed

Achieve Design Excellence



**Prioritize inclusive design processes
to foster equitable development**



Build Local Wealth

Build wealth in the community by involving local partners in development team

- Local developers hire local contractors and lease to local businesses

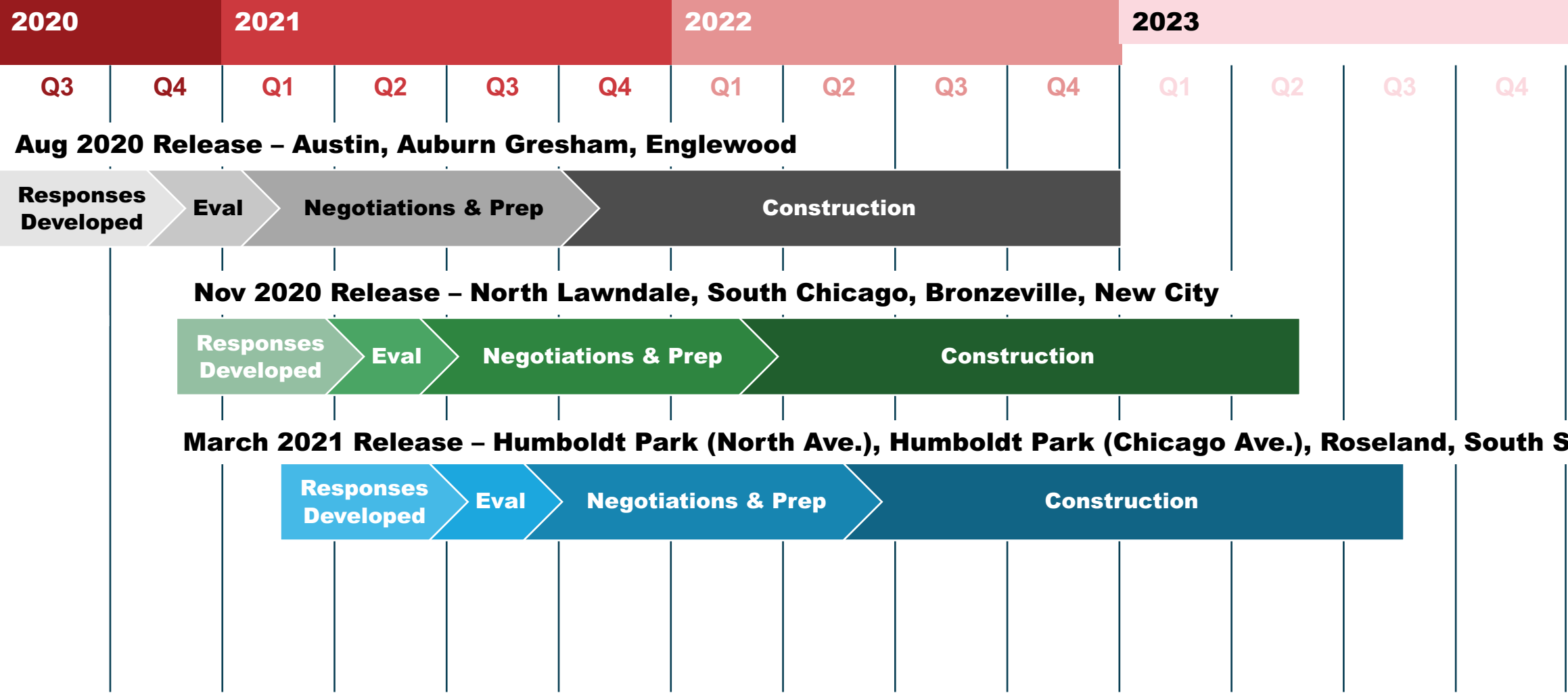
Four potential levels of local involvement:

- Developer Teams / Designer Teams / Contractor & Trades (26/6) / Tenants & Businesses

RFP process and next steps



RFP Release Timeline



RFP Q&A